

2015-0385077

08/28/2015 11:42 AM Fee: \$ 0.00

Page 1 of 9

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



When Recorded Mail To:

Riverside City Attorney's Office  
3900 Main Street  
Riverside, CA 92522  
Ref: CA# L14-0033.05

This instrument is for the benefit  
of the City of Riverside and is  
exempt from recording fees  
(Government Code § 27383<sup>1</sup>)

19					R	A	Exam: 722		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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Space above this line reserved for Recorder's use.

FINAL ORDER OF CONDEMNATION AS TO  
DEFENDANT 425 ANDERWOOD RE HOLDINGS, LLC  
CASE NO. RIC1403492

D - 17227

<sup>1</sup> Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

D-17227

1 GARY G. GEUSS, City Attorney, SBN 128022  
2 KRISTI J. SMITH, Supv. Deputy City Attorney, SBN 120218  
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4 OFFICE OF THE CITY ATTORNEY  
5 City Hall, 3900 Main Street  
6 Riverside, California 92522  
7 Telephone (951) 826-5567  
8 Facsimile (951) 826-5540  
9 bmercerc@riversideca.gov

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

AUG 19 2015

K. Mitchell *KM*

**EDD**

AUG 21 2015  
9

6 Attorneys for Plaintiff, City of Riverside

(Fee Exempt Gov't Code § 6103)

8 SUPERIOR COURT OF CALIFORNIA  
9 COUNTY OF RIVERSIDE

11 CITY OF RIVERSIDE, a California charter city and municipal corporation,	) Case No. RIC1403492
	) ASSIGNED TO THE HONORABLE
12 Plaintiff,	) JUDGE RAQUEL A. MARQUEZ
	) Dept. S303
13 vs.	)
	) <b>FINAL ORDER OF CONDENMATION</b>
14 425 ANDERWOOD RE HOLDINGS, LLC,	) <b>AS TO DEFENDANT 425</b>
15 an Alaska limited liability company, et al.,	) <b>ANDERWOOD RE HOLDINGS, LLC</b>
16 Defendants.	)

17  
18  
19 Judgment in Condemnation ("Judgment") having been entered in the above-entitled  
20 action as to defendant 425 Anderwood RE Holdings, LLC ("Defendant"), and it appearing to  
21 the satisfaction of the court that plaintiff City of Riverside ("City"), pursuant to said Judgment,  
22 has paid to Defendant the total sum awarded by the court as just compensation and payment for  
23 all claims or demands against the City for a street and highway easement and temporary  
24 construction easement, in portions of real property located in the County of Riverside, State of  
25 California, and described in the City's complaint for the purpose of widening approximately one  
26 mile of Tyler Street between Hole and Wells Avenues, identified as Assessor's Parcel No. 143-  
27 140-007 and legally described in Exhibit 1 hereto.

28 ///

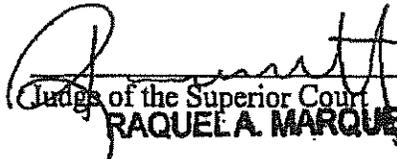
CITY ATTORNEY'S OFFICE  
3900 MAIN STREET  
RIVERSIDE, CA 92522  
(951) 826-5567

1 WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF  
2 CONDEMNATION:

3 The interest of 425 Anderwood RE Holdings, LLC, ("Defendant") in the real property  
4 described in Exhibit 1 as to Assessor's Parcel Number 143-140-007 is hereby condemned for the  
5 public use and purposes described in plaintiff's Complaint as widening approximately one mile  
6 of Tyler Street between Hole and Wells Avenues. Plaintiff City of Riverside to take title to the  
7 interests of Defendant in said real property, together with all improvements thereon in which  
8 said defendants have an interest, free and clear of any and all liens, encumbrances, easements,  
9 and leaseholds, of whatever kind or nature.

10 The Plaintiff has taken possession of the real property described in Exhibit 1, in  
11 accordance with California Code of Civil Procedure sections 1255.410-1255.480, this  
12 possession being effective as of September 11, 2014.

13 Date: 8/12/15

14   
15 Judge of the Superior Court  
16 RAQUELA A. MARQUEZ

17 L14-0033.05  
18 o:\cycom\wpdocs\d010\p017\00249125.doc

# EXHIBIT 1

D-17227

POR. APN: 143-140-007  
Street & Highway Easement

That certain real property located in the City of Riverside, Riverside County, California, described as follows:

That portion of Block 7 of La Sierra Heights Tract No. 3, as shown by map on file in Book 8, Page 27 of Maps, records of said Riverside County, described as follows:

**BEGINNING** at the most northerly corner of Lot "A" of Castle Homes, as shown by map on file in Book 36, Pages 17 and 18 of Maps, records of said Riverside County; said corner being in a line that is parallel with and distant 40.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map of Castle Homes;

THENCE North 34°20'30" West, along said parallel line, a distance of 135.00 feet to the most easterly corner of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded July 11, 1969, as Instrument No. 70916 of Official Records of said Riverside County;

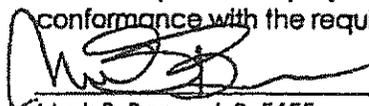
THENCE South 57°55' West, along the southeasterly line of said parcel of land and along a line parallel with the northwesterly line of said Lot "A", a distance of 10.01 feet to a line that is parallel with and distant 50.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street; the preceding two courses also being along the northeasterly and northwesterly lines of that certain parcel of land described in deed to 425 Anderwood RE Holdings, LLC, an Alaska limited liability company, by document recorded September 24, 2010, per Document No. 2010-0458746 of Official Records of said Riverside County;

THENCE South 34°20'30" East, along said last mentioned parallel line, a distance of 135.00 feet to said northwesterly line of Lot "A";

THENCE North 57°55' East, along said northwesterly line of Lot "A", a distance of 10.01 feet to the **POINT OF BEGINNING**.

Containing 1,350 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 4/29/2011 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/11



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*POR. A.P.N. 143-140-007*  
*Temporary Construction Easement*

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Block 7 of Tract No. 3 of La Sierra Heights, as shown by map filed in Map Book 8, Page 27, records of said Riverside County, described as follows:

COMMENCING at the most northerly corner of Lot "A" of Castle Homes, as shown by map on file in Book 36, Pages 17 and 18 of Maps, records of said Riverside County; said corner being in a line that is parallel with and distant 40.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map of Castle Homes;

THENCE South 57°55'00" West, along the northwesterly line of said Lot "A", a distance of 10.01 feet to a line that is parallel with and distant 50.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE North 34°20'30" West, along said parallel line, a distance of 135.00 feet to the southeasterly line of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded July 11, 1969, as Instrument No. 70916 of Official Records of said Riverside County;

THENCE South 57°55'00" West, along said southeasterly line and along the southwesterly prolongation of said southeasterly line, a distance of 5.50 feet to a line that is parallel with and distant 55.50 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20'30" East, along said last mentioned parallel line, a distance of 135.00 feet to said northwesterly line of Lot "A";

THENCE North 57°55'00" East, along said northwesterly line, a distance of 5.50 feet to the POINT OF BEGINNING.

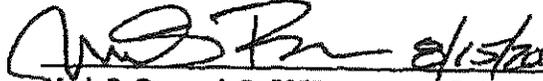
Area - 743 square feet, more or less.

This temporary easement and right-of-way shall terminate 9 months after issuance of the notice

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to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
Mark S. Brown, L.S. 5655      8/15/02      Prep.      10/02  
Date



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**PROOF OF SERVICE**

*STATE OF CALIFORNIA, COUNTY OF RIVERSIDE*

I am a resident of the county aforesaid; I am over the age of 18 years and not a party to the within above-entitled action; my business address is 3900 Main Street, Riverside, California 92522.

On August 7, 2015, I served the **FINAL ORDER OF CONDEMNATION AS TO DEFENDANT 425 ANDERWOOD RE HOLDINGS, LLC** on the interested parties in said action addressed as follows:

Paul Marks, Esq.  
NEUFELD MARKS  
315 W. 9<sup>th</sup> Street, Suite 501  
Los Angeles CA 90015  
Tel: (213) 625-2625  
Fax: (213) 625-2650  
[pmarks@neufeldmarks.com](mailto:pmarks@neufeldmarks.com)

Attorneys for defendant:  
425 Anderwood RE Holdings, LLC

(XX) **VIA MAIL** - In accordance with the regular mail collection and processing practices of this business office, with which I am familiar, by means of which mail is deposited with the United States Postal Service at Riverside, California, that same day in the ordinary course of business, I deposited such sealed envelope for collection and mailing on this same date following ordinary business practices.

( ) **PERSONAL** - I caused such envelope to be delivered by hand to the above-listed addressee pursuant to C.C.P. § 1011.

( ) **VIA OVERNIGHT DELIVERY** - I caused such envelope to be delivered by hand to the office of the addressee via overnight delivery pursuant to C.C.P. § 1013(c). Said document was deposited at the box regularly maintained by said express service carrier on the date set forth above.

I declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct.

Executed on August 7, 2015, at Riverside, California.

  
Kimberly Oellert



This must be filed in red ink  
CERTIFIED COPY

For document to be filed in red ink, the document must be filed in red ink. If the document is not filed in red ink, the court will not accept it for filing. The document must be filed in red ink.

County of Riverside  
Clerk of Court

DEPUTY

Clerk of Court

CERTIFIED COPY  
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